

**CITY HEIGHTS REDEVELOPMENT  
PROJECT AREA COMMITTEE MINUTES  
Monday, October 13, 2008  
DRAFT**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

David Bowen	Astrid Cybulskis	Valentina Hernandez
Fred Lindahl	Tony LoPresti	David Nelson
Joe Sciarreta	Elizabeth Tate	Patty Vaccariello
Jim Varnadore	Andrea Zinko	Travis Knowles
Irasema Garcia	Carl Davis	Juan Pablo Sanchez
David Taylor		

The following members were absent: Rudy Burlin

The following member resigned on October 9, 2008: Karen Busey

Also Present: Karina Danek (Redevelopment), Krissy Toft (Redevelopment) and Michele St. Bernard (Redevelopment).

**I. Call to Order:**

The meeting was called to order at 6:25 p.m. Roll call was conducted. A quorum was established.

**II. Agenda:**

The agenda was amended to include Village Green Apartments as Item B under New Business. Jim Varnadore motioned to approve the agenda as amended seconded by Valentina Hernandez 14-0-0.

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**III. Minutes:**

Andrea Zinko motioned to approve the minutes from September 8, 2008 seconded by David Bowen. Motion passed 10-0-4.

**IV. Public Comment, PAC Members Comment and Staff Announcements**

**Public Comment**

**The following members of the Public made comments:**

Michelle Luellen  
Karen Bucey  
Aaron Marquette  
Joyce Brown  
Pam Ison

**PAC Members Comment**

**The following members of the PAC made public comments:**

Tony LoPresti

Travis Knowles  
Fred Lindahl  
Patty Vaccariello  
Jim Varnadore  
Elizabeth Tate  
David Bowen  
Andrea Zinko  
Valentina Hernandez  
David Nelson  
Irasema Garcia  
Astrid Cybulskis

#### **Staff Announcement**

Krissy Toft provided the following updates:

Euclid Tower: The restoration project is still underway. The contractor needs to revise the architectural drawing to show the structural engineering of the improvements prior to receiving the necessary permit. The permit is required to begin the construction of the tower.

Swan Canyon: Agency staff is currently reviewing the updated budget and proposal. Aquatic Adventures has pushed the project timeline back to allow sufficient time to secure Coastal Conservancy funds. Aquatic Adventures will know if the Coastal Conservancy will grant the funds in February. Restoration is planned to begin in the fall of 2009 (after nesting season).

Zoning Investigator Position to assist with addressing foreclosed properties in City Heights: Staff passed out job description for the Zoning Investigator I & II positions.

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#### **V. New Business**

**A. Improvements Along 52<sup>nd</sup> and 53<sup>rd</sup> Street AND Infrastructure Repairs- Information Item** – Irasema Garcia distributed a packet of research information for proposed needed improvements along 53<sup>rd</sup> Street, between Trojan and El Cajon Blvd. David Nelson provided additional information and suggested creating a subcommittee. PAC member discussion included the Citywide Pedestrian Master Plan, other City Heights neighborhoods in need of improvements, and potential funding sources including homeowner bonds and partnering with the City Heights Area Planning Committee and City staff. City staff will be invited to the next meeting to discuss update of the consultant's work to date. The subcommittee members are Irasema Garcia, David Bowen, David Nelson and Andrea Zinko.

**B. Village Green Apartments- Emergency Action Item-** David Nelson gave an update on the proposed Village Green Apartments Project located in the Crossroads Redevelopment Project Area and

the use of affordable housing opportunity funds. David requested PAC members request the PAC Chair to write a letter to the Redevelopment Agency Board disapproving the use of City Heights funds for this project. Michele St. Bernard gave updates on the proposed acquisition and rehabilitation of Village Green Apartments, the original establishment of the opportunity funds, the approval of the project during the Executive Loan Committee meeting, and the upcoming Redevelopment Agency meeting. David Nelson made a motion to write the letter seconded by Elizabeth Tate. Motion passed 14-2-0.

**VI. Old Business**

**A. City Heights Redevelopment Housing Rehabilitation Loan**

**Program Guidelines-Action Item-** Michele St. Bernard presented the City Heights Redevelopment Housing Rehabilitation Loan Program (HELP) history and proposed revised guidelines. An updated table was provided summarizing the key terms of the existing guidelines, the key terms recommended by Redevelopment Staff, and the key terms recommended by the City Heights PAC Housing Subcommittee. The Housing Subcommittee recommended approval of the guidelines. Motion passed 16-0-0.

**VII. Chair and Subcommittee Reports**

**A. Chair's Report** – Special recognition was given to Karen Bucey for her years of service on the PAC and to the City Heights community.

**B. Ad-hoc Committee Foreclosed Properties-** An update on the Zoning Investigator position and a job description was provided.

**C. Housing Subcommittee** – An update on the meeting included the revised guidelines for the HELP Program. Action was taken by the Housing Subcommittee to recommend approval of the guidelines with an increase in the loan amount and providing priority to new homeowners who purchased a foreclosed home and the associated residency requirements.

**D. Election Subcommittee** – An update on the PAC Election and voter participation was provided.

**VIII. Next Meeting Agenda -** PAC discussion and action on next meeting's agenda.

A. Pedestrian Master Plan and Infrastructure Improvements Plan (ALTA) Update

B. Proposed Housing Development presentation

**IX. Adjournment** – The meeting adjourned at 8:05p.m.

*(This information will be made available in alternative format upon request. To make requests for alternative format, interpreters, listening devices, or other accommodations, please contact us at least 5 days in advance. All special requests should be directed to Krissy Toft at (619) 236-6534 or email: [ktoft@sandiego.gov](mailto:ktoft@sandiego.gov)*

